

NOT FOR CONSTRUCTION

MEDICAL TECH PARK SUBDIVISION (ROCKCRESS COMMONS)
GREAT FALLS, MT

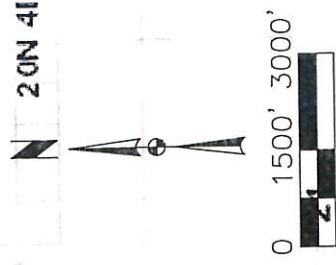
VICINITY MAP

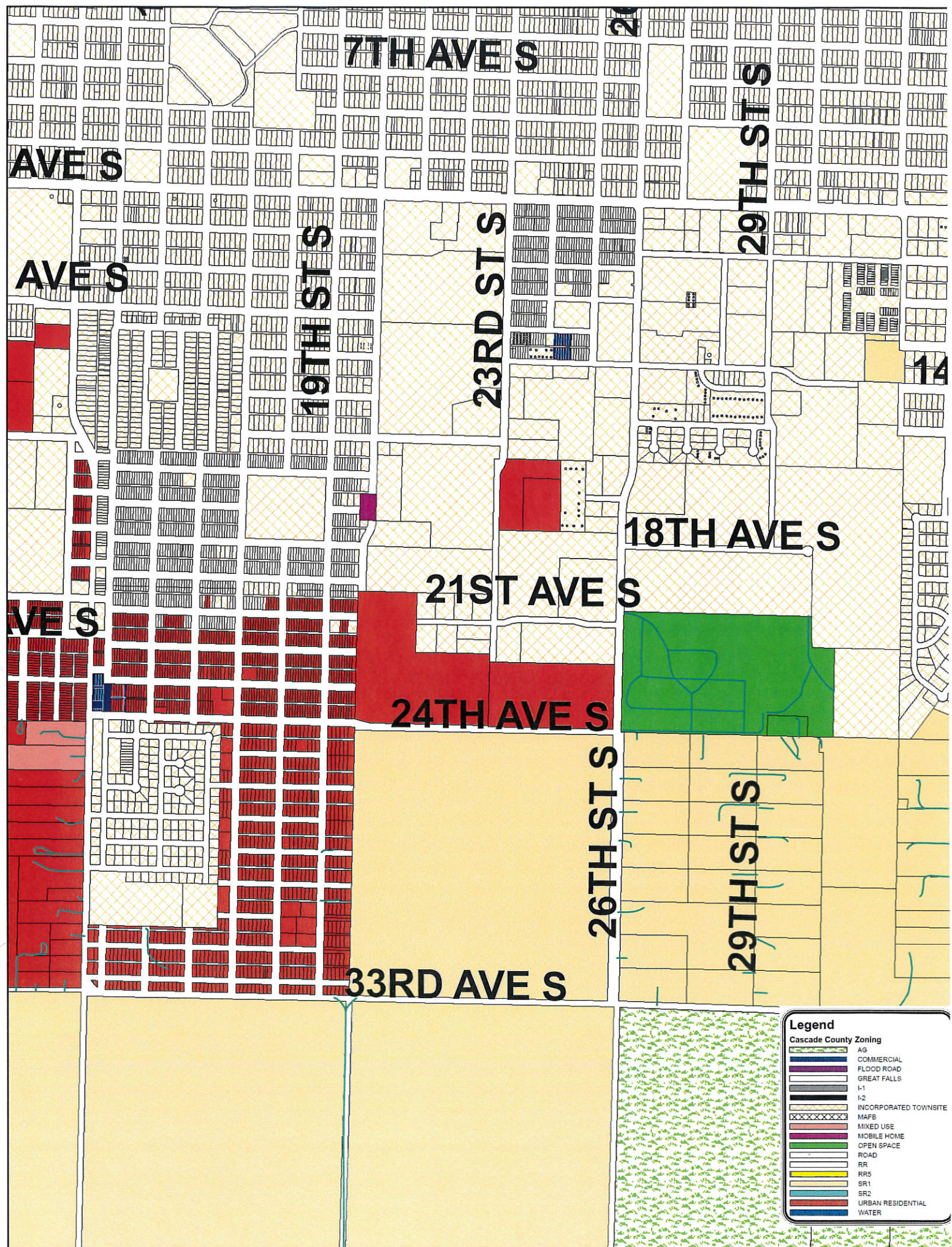


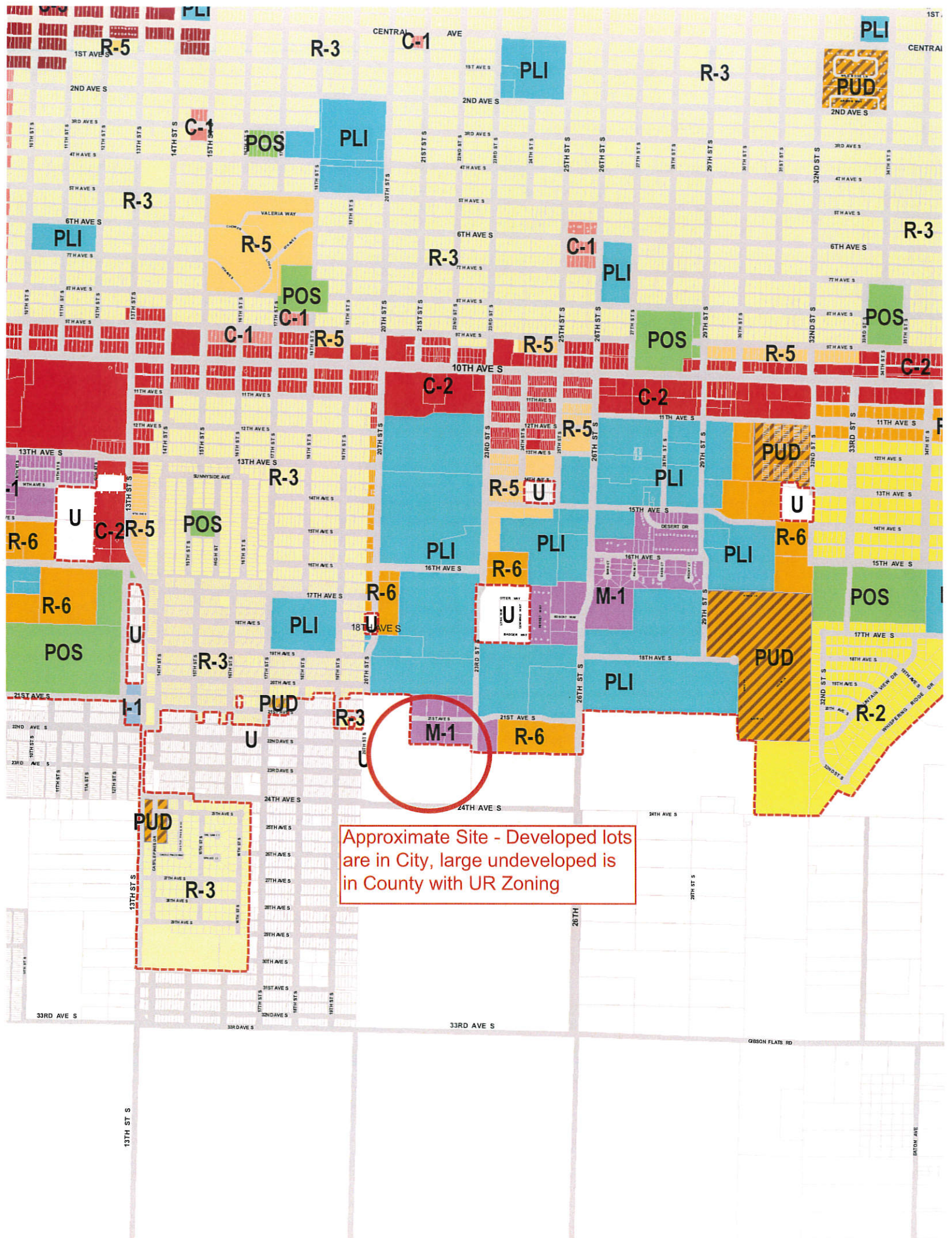
406.761.3010 • tdhengineering.com
1830 RIVER DR. NO. 1 GREAT FALLS, MONTANA 59401

DRAWN BY:	KBP
DESIGNED BY:	JCC
QUALITY CHECK:	
DATE:	6.27.17
JOB NO.	16-187
CAD NO.	VICINITY MAP

E-1



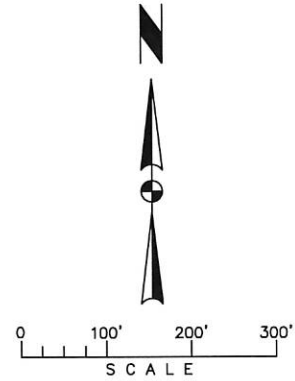
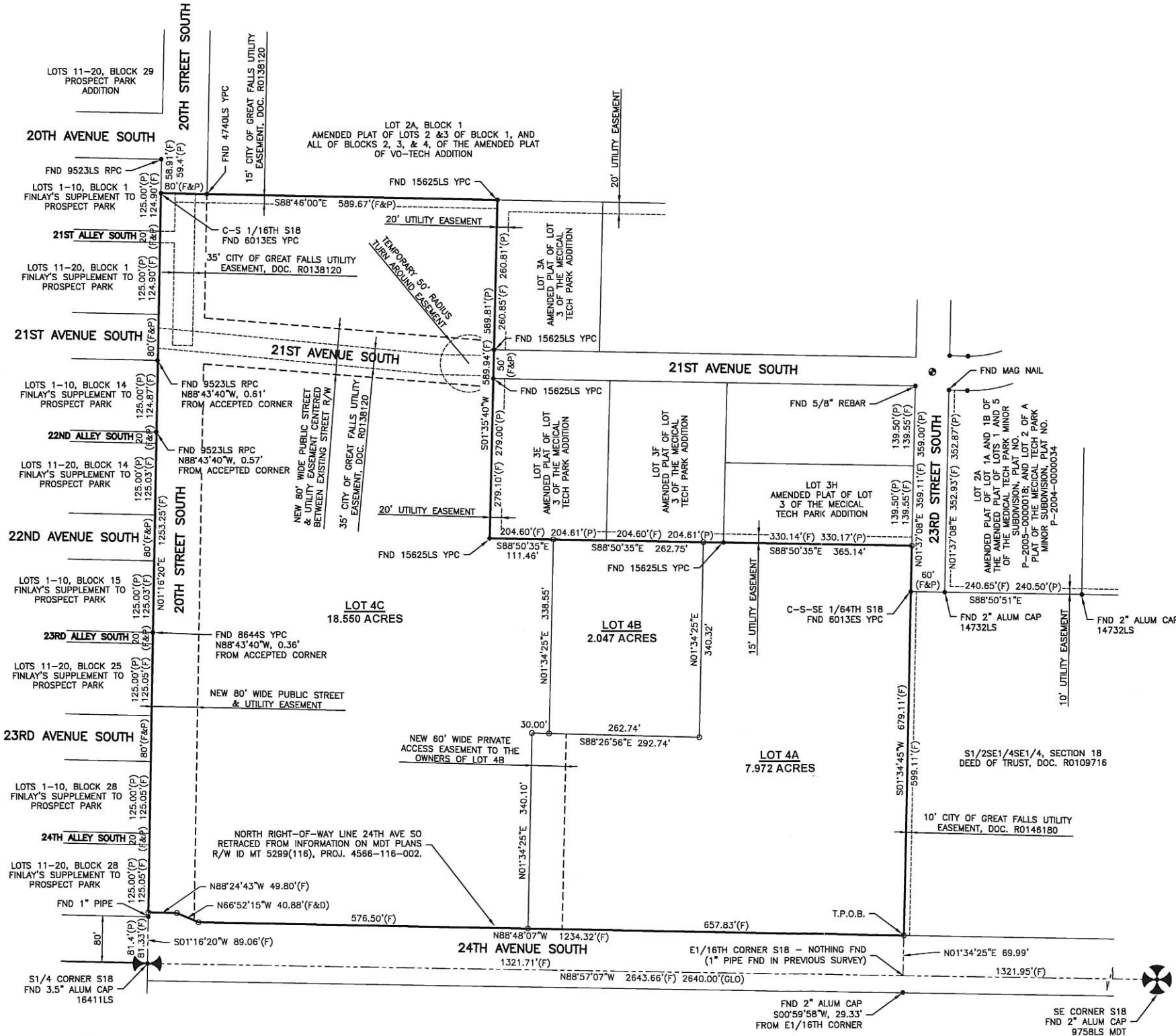




Approximate Site - Developed lots
are in City, large undeveloped is
in County with UR Zoning

AN AMENDED PLAT OF LOT 4 OF THE MEDICAL TECH PARK MINOR SUBDIVISION
A TRACT OF LAND LOCATED IN THE SW1/4SE1/4 OF SECTION 18, T20N, R4E, P.M.M., CASCADE COUNTY, MONTANA

LANDOWNERS: JOHN H. SHEFFELS
STEPHEN J. SPENCER, BRUCE SPENCER, & RODERICK R. SPENCER, TRUSTEES OF THE SPENCER TRUST
ROBERT W. DEAN, TRUSTEE OF THE ROBERT W. DEAN REVOCABLE LIVING TRUST



- LEGEND**
- SECTION CORNER - FOUND
 - QUARTER CORNER - FOUND
 - FND PROPERTY PIN - AS NOTED
 - SET PROPERTY PIN - 18"x5/8" REBAR/YPC 15625LS
 - SUBDIVISION BOUNDARY
 - SECTION LINE
 - EXISTING EASEMENT BY PLAT OR DOC.
 - NEW EASEMENT THIS PLAT
 - LOT LINE
 - (F) FOUND/FIELD MEASUREMENT
 - (P) PLAT RECORD DISTANCE
 - (D) DEED RECORD DISTANCE
 - (GLO) GLO RECORD DISTANCE

AREA OF LOTS = 28.569 ACRES
AREA OF PARK = 0 ACRES
AREA OF DEDICATED ROADS = 0 ACRES
TOTAL SUBDIVISION AREA = 28.569 ACRES

BASIS OF BEARING: MONTANA STATE PLANE COORDINATE SYSTEM, ESTABLISHED WITH SURVEY QUALITY GPS
PURPOSE OF SURVEY: TO CREATE 3 LOTS FROM LOT 4 OF THE MEDICAL TECH PARK MINOR SUBDIVISION

AN AMENDED PLAT OF LOT 4 OF THE MEDICAL TECH PARK MINOR SUBDIVISION
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ROBERT W. DEAN, TRUSTEE OF THE ROBERT W. DEAN REVOCABLE LIVING TRUST

CERTIFICATE OF OWNERSHIP

I(we), the undersigned property owner(s), do hereby certify that I(we) have caused to surveyed, subdivided, and platted into lots and easements, the following described tract of land in Cascade County, Montana, to-wit:
A tract of land being Lot 4 of the Medical Tech Park Minor Subdivision, located in the SW1/4SE1/4 of Section 18, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana, and being more particularly described as follows:

Beginning at the Southeast corner of said Section 18; thence North 88°57'07" West along the Southerly line of said Section 18, a distance of 1321.95 feet to the East Sixteenth corner of said Section 18; thence North 01°34'25" East along the East Sixteenth line of said Section 18, a distance of 69.99 feet to the True Point of Beginning, being the Southeast corner of said Lot 4 and a point on the Northerly right-of-way line of 24th Avenue South; thence North 88°48'07" West along said Northerly right-of-way line, a distance of 1234.32 feet; thence North 66°52'15" West along said Northerly right-of-way line, a distance of 40.88 feet; thence North 88°24'43" West along said Northerly right-of-way line, a distance of 49.80 feet to a point on the Easterly boundary line of Finley's Supplement to Prospect Park; thence North 01°16'20" East along said Easterly boundary line, a distance of 1253.25 feet to the Northwest corner of said Lot 4; thence South 88°46'00" East along the Northerly line of said Lot 4, a distance of 589.67 feet; thence South 01°35'40" West along said Northerly line, a distance of 589.94 feet; thence South 88°50'35" East along said Northerly line, a distance of 739.35 feet to the Northeast corner of said Lot 4 and being a point on the Westerly right-of-way line of 23rd Street South; thence South 01°34'45" West along said Westerly right-of-way line and the Easterly line of said Lot 4, a distance of 679.11 feet to the True Point of Beginning and containing 28.589 acres, along with and subject to any existing easements.

The above described tract of land is to be known and designated as the Amended Plat of Lot 4 of the Medical Tech Park Minor Subdivision, Cascade County, Montana.

CERTIFICATE OF EXCLUSION

Lots 4A, 4B, and 4C shown hereon are exempt from subdivision review by the Montana Department of Environmental Quality, pursuant to 17.36.605(2)(a) ARM, stating "(2) The reviewing authority may exclude the following parcels created by divisions of land from review under Title 76, chapter 4, part 1, MCA, unless the exclusion is used to evade the provisions of that part: (a) a parcel that has no facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal, if no new facilities will be constructed on the parcel".

UTILITY EASEMENTS PER THIS PLAT

The undersigned hereby grants unto each and every person, firm, or corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, gas, cable television, water or sewer service to the public, the right to the joint use of an easement for construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each area designated on this plat as "utility easement" to have and hold forever.

Dated this _____ day of _____, A.D., _____

JOHN H. SHEFFELS

State of Montana)
: ss
County of Cascade)

On this _____ day of _____, before me, the undersigned, a Notary Public for the State of Montana, personally appeared, John H. Sheffels, known to me to be the person who executed the Certificate of Ownership. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notarial Seal)
Notary Public for the State of Montana
Residing at _____
My commission expires _____

Dated this _____ day of _____, A.D., _____

DEAN REVOCABLE LIVING TRUST
By: Robert W. Dean, Trustee

State of Montana)
: ss
County of Cascade)

On this _____ day of _____, before me, the undersigned, a Notary Public for the State of Montana, personally appeared, Robert W. Dean, known to me to be the person who executed the Certificate of Ownership. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notarial Seal)
Notary Public for the State of Montana
Residing at _____
My commission expires _____

Dated this _____ day of _____, A.D., _____

THE SPENCER TRUST
By: Stephen J. Spencer, Trustee

State of Montana)
: ss
County of Cascade)

On this _____ day of _____, before me, the undersigned, a Notary Public for the State of Montana, personally appeared, Stephen J. Spencer, known to me to be the person who executed the Certificate of Ownership. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notarial Seal)
Notary Public for the State of Montana
Residing at _____
My commission expires _____

Dated this _____ day of _____, A.D., _____

THE SPENCER TRUST
By: Bruce Spencer, Trustee

State of Montana)
: ss
County of Cascade)

On this _____ day of _____, before me, the undersigned, a Notary Public for the State of Montana, personally appeared, Bruce Spencer, known to me to be the person who executed the Certificate of Ownership. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notarial Seal)
Notary Public for the State of Montana
Residing at _____
My commission expires _____

Dated this _____ day of _____, A.D., _____

THE SPENCER TRUST
By: Roderick R. Spencer, Trustee

State of Montana)
: ss
County of Cascade)

On this _____ day of _____, before me, the undersigned, a Notary Public for the State of Montana, personally appeared, Roderick R. Spencer, known to me to be the person who executed the Certificate of Ownership. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notarial Seal)
Notary Public for the State of Montana
Residing at _____
My commission expires _____

CERTIFICATE DISPENSING WITH PARK OR PLAYGROUND

I, _____, County Clerk and Recorder of Cascade County, Montana, do certify that the following order was made by the Cascade County Commissioners of Cascade County at a meeting thereof held on the _____ day of _____, 20_____, and entered into the proceedings of said Body to wit:
"Inasmuch as the dedication of park land within the platted area of An Amended Plat of Lot 4 of the Medical Tech Park Minor Subdivision is undesirable for the reasons set forth in the minutes of this meeting, it is hereby ordered by the Cascade County Commissioners that land dedicated for park purposes be waived and that cash in lieu of park with the provisions of Title 76, Chapter 3, MCA"

In witness whereof, I have hereunto affixed the seal of Cascade County, Montana this _____ day of _____, 20_____.

County Clerk and Recorder, Cascade County, Montana

CERTIFICATE OF PLANNING BOARD

We, the undersigned, Chairperson and Planning Director of the Cascade County Planning Board, Cascade County, Montana, do hereby certify that this accompanying Amended Plat of Lot 4 of the Medical Tech Park Minor Subdivision to Cascade County, Montana, has been submitted to the said Planning Board for examination by them, and was found by them to conform to the law, and was approved at a meeting held on the _____ day of _____, _____.

Chairperson, Cascade County Planning Board
Planning Director, Cascade County Planning Board

CERTIFICATE OF PUBLIC SERVICE DIRECTOR

I Jim Rearden, Public Service Director of the City of Great Falls, Cascade County, Montana do hereby certify that I examined the accompanying Plat and the survey it represents and I found that the same conforms to the regulations governing the platting of lands and to presently platted adjacent land, as near as circumstances will permit and I hereby approve the same. Dated this _____ day of _____, 2016.

Public Service Director, City of Great Falls, Montana

CERTIFICATE OF COUNTY TREASURER

I, Jamie Bailey, County Treasurer of Cascade County, Montana, do hereby certify that I have examined the records covering the areas included in the accompanying Certificate of Survey and find that taxes are not delinquent.

Dated this _____ day of _____, A.D., 2017

County Treasurer, Cascade County, Montana

CERTIFICATE OF COUNTY COMMISSIONERS

I, the undersigned, Chairperson of the Board of County Commissioners of Cascade County do hereby certify that the accompanying An Amended Plat of Lot 4 of the Medical Tech Park Minor Subdivision to Cascade County, Montana, has been submitted to the Board of County Commissioners of Cascade County, Montana, for examination and has been found by them to conform to the law, and was approved by them at their regular meeting held on the _____ day of _____, _____.

Chairperson, Board of County Commissioners
Attest: _____
Clerk and Recorder

STATEMENT OF RSID PROTEST WAIVER

Take notice all prospective purchasers of land in this subdivision, that for the owner of each and every lot in this subdivision, an agreement carries to forever waive, release, and remise the right to protest, as defined by Mont. Code Ann. §§ 7-12-2109 through 7-12-2112 (2016), and further hereby assents, to any creation or extension of a rural improvement district, as defined by Title 7, Chapter 12, Part 21, Mont. Code Ann. (2016), which may touch and concern any or all of the lots in this subdivision and which may hereafter be proposed for the paving or other improvement of the certain county roads, and/or any other road that may provide access to the lots in this subdivision, as deemed by the Board of Cascade County Commissioners, as presently located in Section 18, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana. This assent and waiver shall touch, concern, benefit, and burden each and every lot in this subdivision and shall run with the land and be binding upon any and all grantees, transferees, successors, and assigns of each and every such lot. This waiver will expire 20 years after the date the final plat is filed with Cascade County.

Chairperson, Board of County Commissioners
Robert W. Dean, Trustee
Bruce Spencer, Trustee
John H. Sheffels
Stephen J. Spencer, Trustee
Roderick R. Spencer, Trustee

NOTICE OF AGRICULTURAL ACTIVITIES

Take notice all prospective purchasers of land in this subdivision, that this subdivision is in the vicinity of existing agricultural activities which may affect a purchaser's use and/or enjoyment of his/her property.

STATEMENT OF LIMITED PUBLIC SERVICES

Certain public services such as, but not limited to, school busing, snow plowing, and road maintenance, may not be provided by Cascade County.

STATEMENT OF UTILITY WITHIN DEDICATED RIGHT OF WAY

Pursuant to Section 10-9(7) of the Cascade County Subdivision Regulations: When a utility is to be located in an existing, dedicated right-of-way, a notice of utility occupancy must be obtained from the Cascade County Commissioners, or local, or state highway department.

STATEMENT OF ARCHAEOLOGICAL, HISTORIC OR PALEONTOLOGICAL SITES

If any archaeological, historic or paleontological sites are discovered during road, utility or building construction, all work shall cease and the State Historic Preservation Office shall be contacted to determine if the find constitutes a cultural resource and if any mitigation or curation is appropriate.

CERTIFICATE OF SURVEYOR

I, the undersigned, Daniel R. Kenczka, Professional Land Surveyor, Montana registration No. 15625LS, do hereby certify that I supervised this survey and platted same as shown on the accompanying plat, and as described in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-614, M.C.A., and Cascade County.

Dated this _____ day of _____, A.D., _____

Daniel R. Kenczka, Montana Reg. No. 15625LS



CERTIFICATE OF SURVEY
A TRACT OF LAND BEING THE S1/2SE1/4SE1/4 OF SECTION 18, LESS STREET RIGHTS-OF-WAY,
LOCATED IN T20N, R4E, P.M.M., CASCADE COUNTY, MONTANA

LAND OWNER AT TIME OF SURVEY: P & E LLC

LEGAL DESCRIPTION - TRACT 1

A tract of land located in the S1/2SE1/4SE1/4 of Section 18, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana, and being more particularly described as follows:
Beginning at the Southeast corner of said Section 18; thence North 88°57'07" West along the Southerly line of said Section 18, a distance of 1321.95 feet to the East Sixteenth corner of said Section 18; thence North 01°34'25" East along the East Sixteenth line of said Section 18, a distance of 69.99 feet to a point on the Northerly right-of-way line of 24th Avenue South and being the Southeast corner of Lot 4 of the Medical Tech Park Minor Subdivision; thence South 88°48'07" East along said Northerly right-of-way line, a distance of 60.00 feet to the True Point of Beginning; thence North 01°34'25" East, a distance of 599.16 feet to the Southwest corner of Lot 2A of the Amended Plat of Lot 1A and 1B of the Amended Plat of Lots 1 and 5 of the Medical Tech Park Minor Subdivision, Plat No. P-2005-0000018; and Lot 2 of a Plat of the Medical Tech Park Minor Subdivision, Plat No. P-2004-0000034; thence South 88°50'51" East along the Southerly line of said Lot 2A and the Southerly line of Lot 2B of said Amended Plat, a distance of 1182.15 feet to a point on the Westerly right-of-way line of 26th Street South; thence South 01°35'35" West along said Westerly right-of-way line, a distance of 600.73 feet to said Northerly right-of-way line of 24th Avenue South; thence South 56°34'27" West along said Northerly right-of-way line, a distance of 58.59 feet; thence North 88°19'56" West along said Northerly right-of-way line, a distance of 89.49 feet; thence North 84°29'33" West along said Northerly right-of-way line, a distance of 441.66 feet; thence North 88°48'07" West along said Northerly right-of-way line, a distance of 603.84 feet to the True Point of Beginning and containing 16.527 acres.

LEGAL DESCRIPTION - CITY OF GREAT FALLS PUBLIC RIGHT-OF-WAY

A tract of land located in the S1/2SE1/4SE1/4 of Section 18, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana, and being more particularly described as follows:
Beginning at the Southeast corner of said Section 18; thence North 88°57'07" West along the Southerly line of said Section 18, a distance of 1321.95 feet to the East Sixteenth corner of said Section 18; thence North 01°34'25" East along the East Sixteenth line of said Section 18, a distance of 69.99 feet to the True Point of Beginning, being a point on the Northerly right-of-way line of 24th Avenue South and the Southeast corner of Lot 4 of the Medical Tech Park Minor Subdivision; thence North 01°34'25" East along the Easterly line of said Lot 4, a distance of 599.11 feet to the Southwest corner of the 23rd Street South right-of-way; thence South 88°50'51" East along the Southerly right-of-way line of 23rd Street South, a distance of 60.00 feet to the Southeast corner of said 23rd Street South right-of-way, also being the Southwest corner of Lot 2A of the Amended Plat of Lot 1A and 1B of the Amended Plat of Lots 1 and 5 of the Medical Tech Park Minor Subdivision, Plat No. P-2005-0000018; and Lot 2 of a Plat of the Medical Tech Park Minor Subdivision, Plat No. P-2004-0000034; thence South 01°34'25" West, a distance of 599.16 feet to a point on the Northerly right-of-way line of 24th Avenue South; thence North 88°48'07" West along said Northerly right-of-way line, a distance of 60.00 feet to the True Point of Beginning and containing 0.825 acres.

CERTIFICATE OF EXEMPTION (CREATION OF RIGHTS-OF-WAY)

I(We), the undersigned property owner(s), do hereby certify that this division of land is to create a rights-of-way. Therefore this division of land is exempt from subdivision review, pursuant to Section 76-3-201(1)(h) M.C.A., stating "(1) Unless the method of disposition is adopted for the purpose of evading this chapter, the requirements of this chapter may not apply to any division of land that: (h) is created for rights-of-way or utility sites. A subsequent change in the use of the land to a residential, commercial, or industrial use is subject to the requirements of this chapter".

CERTIFICATE OF EXCLUSION

I(We), the undersigned property owner(s), further certify that this survey is excluded from the Montana Sanitation in Subdivisions Act, pursuant to Section 76-4-125(2)(a) M.C.A., stating "(2) A subdivision excluded from the provisions of chapter 3 must be submitted for review according to the provisions of this part, except that the following divisions or parcels, unless the exclusions are used to evade the provisions of this part, are not subject to review: (a) the exclusion cited in 76-3-201".

CERTIFICATE OF CONSENT

I(We), the undersigned property owner(s), do hereby certify that we have caused to be surveyed and platted into tracts as shown on the within described Certificate of Survey:

Dated this _____ day of _____, A.D., 2017

P & E LLC

Printed Name _____

State of Montana)

County of Cascade)

On this _____ day of _____, 2017, before me, _____, the undersigned, a Notary Public for the State of Montana, personally appeared, _____, known to me to be the person who executed the Certificate of Consent. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notarial Seal)
Notary Public for the State of Montana
Residing at Great Falls, Montana
My commission expires _____

CERTIFICATE OF PUBLIC RIGHT-OF-WAY ACCEPTANCE BY CITY OF GREAT FALLS

I, Gregory T. Doyon, City Manager for the City of Great Falls, Montana, do hereby certify that the City of Great Falls accepts the public right-of-way as shown within this Certificate of Survey:

Dated this _____ day of _____, A.D., 2017

GREGORY T. DOYON
City Manager, City of Great Falls, Montana

State of Montana)

County of Cascade)

On this _____ day of _____, 2017, before me, _____, the undersigned, a Notary Public for the State of Montana, personally appeared, Gregory T. Doyon, known to me to be the person who executed the Certificate of Public Right-of-Way Acceptance. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

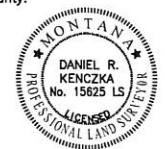
(Notarial Seal)
Notary Public for the State of Montana
Residing at Great Falls, Montana
My commission expires _____

CERTIFICATE OF SURVEYOR

I, the undersigned, Daniel R. Kenczka, Professional Land Surveyor, Montana Registration No. 15625LS, do hereby certify that I supervised this survey and platted same as shown on the accompanying Certificate of Survey and as described in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-614, M.C.A., and Cascade County.

Dated this _____ day of _____, A.D., 2017

Daniel R. Kenczka, Montana Reg. No. 15625LS

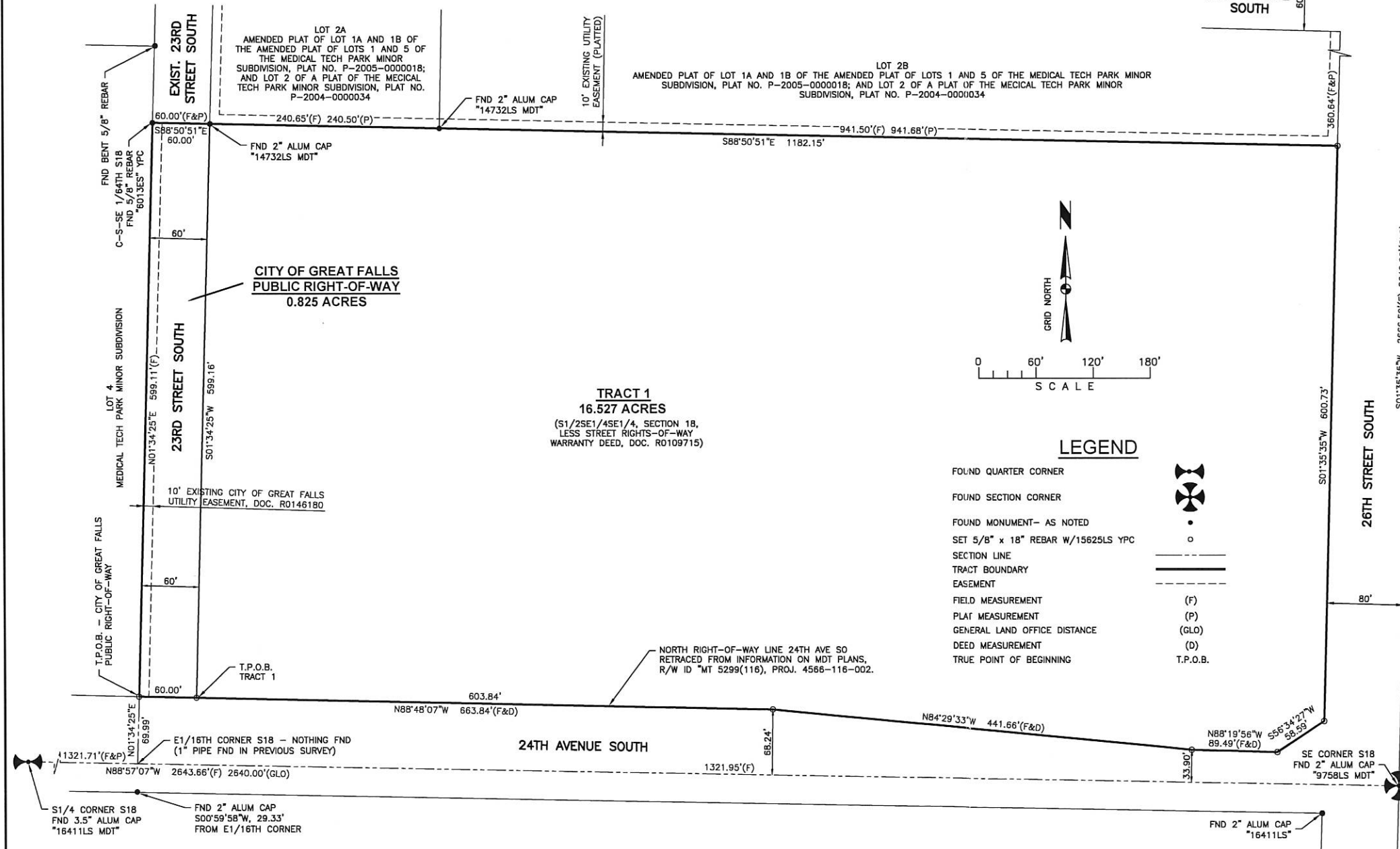


CERTIFICATE OF COUNTY TREASURER

I, Jamie Bailey, County Treasurer of Cascade County, Montana, do hereby certify that I have examined the records covering the areas included in the accompanying Certificate of Survey and find that taxes are not delinquent.

Dated this _____ day of _____, A.D., 2017

County Treasurer, Cascade County, Montana



PURPOSE OF SURVEY:
1. TO CREATE A TRACT FOR CITY OF GREAT FALLS PUBLIC RIGHT-OF-WAY.

BASIS OF BEARING:
GRID NORTH, MONTANA STATE PLANE COORDINATE SYSTEM, ESTABLISHED WITH SURVEY QUALITY GPS

EXAMINED FOR COMPLIANCE WITH
SUBDIVISION & PLATTING ACT
TREASURER'S STAMP YES _____ NO _____
DATE _____
BY _____
CASCADE COUNTY PLANNING DIVISION



DRAWN BY:	DRK	DATE:	6-13-17	QUALITY CHECK:	X
SURVEYED BY:	KFV	JOB NO.:	16-187	FIELDBOOK:	X
GREAT FALLS-BOZEMAN-KALISPELL-SHELBY					
SPOKANE WASHINGTON					
LEWISTON IDAHO					
WATFORD CITY NORTH DAKOTA					